159.0	0008	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	724,700 / 724,700
					USE VALUE:	724,700 / 724,700
					ASSESSED:	724,700 / 724,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JARVIS GEORGE B &
Owner 2:	BAKER SUSAN A
Owner 3:	
Street 1:	172 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JARVIS GEORGE B -
Owner 2:	-
Street 1:	172 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1343 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7018.000	283,300		441,400	724,700
Total Card	0.161	283,300		441,400	724,700
Total Parcel	0.161	283,300		441,400	724,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 539.61 /Parcel: 539.61

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106021

GIS Ref

GIS Ref

Insp Date 08/17/16

!12444!

PREVIOUS ASSESSMENT

Parcel ID 159.0-0008-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,300	0	7,018.	441,400	724,700		Year end	12/23/2021
2021	101	FV	273,900	0	7,018.	441,400	715,300		Year End Roll	12/10/2020
2020	101	FV	273,900	0	7,018.	441,400	715,300	715,300	Year End Roll	12/18/2019
2019	101	FV	225,800	0	7,018.	441,400	667,200	667,200	Year End Roll	1/3/2019
2018	101	FV	225,800	0	7,018.	372,000	597,800	597,800	Year End Roll	12/20/2017
2017	101	FV	225,800	0	7,018.	340,500	566,300	566,300	Year End Roll	1/3/2017
2016	101	FV	208,100	2400	7,018.	290,000	500,500	500,500	Year End	1/4/2016
2015	101	FV	195,600	2400	7,018.	252,200	450,200	450,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:45:41

LAST REV

Date	Time
10/27/16	17:40:44
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12444

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JARVIS GEORGE B	1497-22		9/19/2016	Convenience	1	No	No		
ZWICKER DAISY M	1346-28		10/26/2007		382,000	No	No		
ZWICKER LORNE E	1248-97		2/15/2002	Family	1	No	No		
	469-573		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2015	1344	Addition	354,940		9/16/2015			Build new14x32 fir
6/9/2010	613	Manual	5,500					
8/19/2009	718	Redo Kit	34,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2016	Meas/Inspect	DGM	D Mann
8/8/2016	Left Notice	DGM	D Mann
8/8/2016	Measured	DGM	D Mann
8/8/2016	Permit Visit	DGM	D Mann
12/3/2008	MLS	MM	Mary M
10/25/2008	Meas/Inspect	189	PATRIOT
12/3/1999	Meas/Inspect	272	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7018		Sq. Ft.	Site		0	70.	0.90	7									441,377						441,400	

Total AC/HA:	0.16111	Total SF/SM:	7018	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,377	Spl Credit		Total:	441,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	83472
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317627
Depreciation:	34304
Depreciated Total:	283323

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

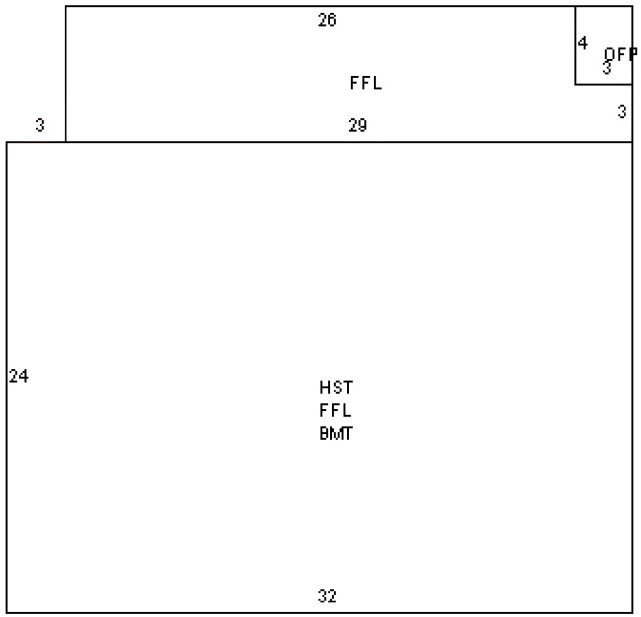
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	133.44
Final Total:	283300	Val/Su SzAd	210.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	959	148.490	142,397
BMT	Basement	768	44.550	34,211
HST	Half Story	384	148.490	57,018
OFP	Open Porch	12	44.000	528

Net Sketched Area:	2,123		Total:		234,154
Size Ad	1343	Gross Area	2507	FinArea	1343

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0008-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X5	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: